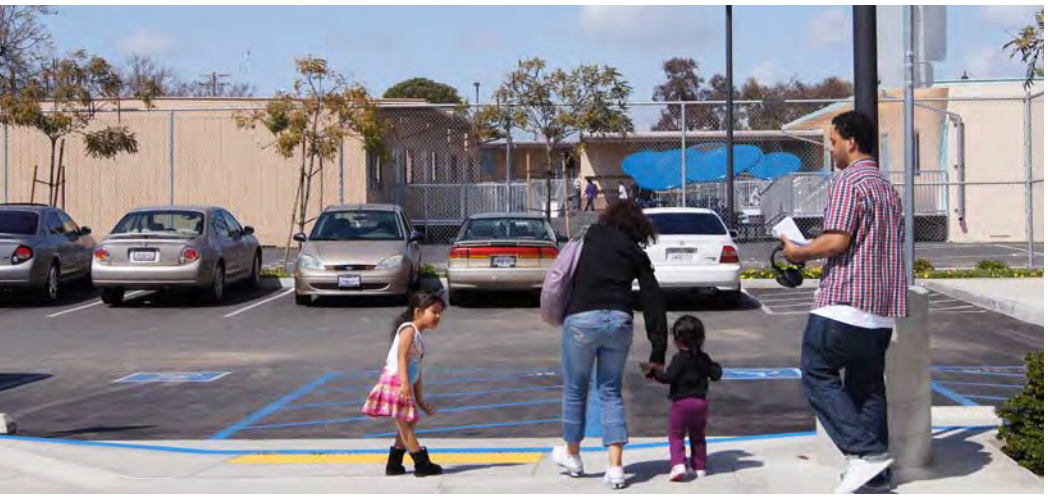


6 PUBLIC FACILITIES, SERVICES, AND SAFETY

An essential component for accomplishing Southeastern San Diego's potential as a scenic, vibrant, and healthy community is a strong framework of public facilities and services. This chapter includes policies regarding the public and quasi-public facilities to foster development of a livable and sustainable community in Southeastern San Diego. Police and fire services protect property and enhance personal safety.

GOALS

1. Police and fire safety facilities that meet the current and future needs of the community.
2. Public facilities that serve and are freely available and accessible to the general public.
3. A long term construction and maintenance plan for reliable systems of water, wastewater, stormwater, gray water and sewer facilities that serve the existing and future needs of the community and region; i.e., desalination water plant and secondary sewage treatment.
4. Minimize exposure to hazardous materials and sound levels.
5. Medical facilities that meet the current and future needs of the community
6. Make improvements and stimulate investments in this area.

TABLE 6-1: PUBLIC FACILITIES, SERVICES AND SAFETY TOPICS ALSO COVERED IN OTHER PLAN ELEMENTS

PUBLIC FACILITIES AND SERVICES TOPIC AREAS	LAND USE	MOBILITY	URBAN DESIGN	ECONOMIC PROSPERITY	RECREATION	CONSERVATION AND SUSTAINABILITY	HISTORIC PRESERVATION	ARTS AND CULTURE
Police and fire services		X						
Schools, community centers, and libraries	X				X			X
Water and wastewater						X		
Steep slopes						X		

This chapter addresses the spectrum of facilities and services to enhance Southeastern San Diego's livability. Schools and training facilities promote student learning and employment skills; among the Community Plan's guiding principles is to ensure that Southeastern San Diego's families are well-served by schools, and to provide opportunities for education and job training for all community members. The infrastructure system—including wastewater, water supply, and storm water conveyance—ensures that growth and development are responsibly managed and accommodated.

The Public Facilities, Services and Safety chapter has ties to other Community Plan elements. Land use designations (Chapter 2) mark where community facilities and parks are located and determines how much growth is expected- and in turn, the level of public services that will be needed. Public facilities are important sites of existing or potential joint use for recreational activities (Chapter 7, Recreation). Steep slopes—a safety consideration for buildings—also have scenic and open space value discussed in the Conservation and Sustainability chapter. See Table 6-1.

6.1 Public Facilities and Services

Police and Fire Services

Facilities for fire and police emergency services affect planning goals for livability and safety. The growing population in Southeastern San Diego may result in increased need for fire, medical, security, and emergency services. Commercial and community development in the Village areas may likewise raise demand. Over time, the City Police and Fire departments may need to build up staff levels, equipment, and facilities to meet these greater needs.

Police Services

The Police Department groups neighborhoods in the city into nine divisions. The portion of the Planning Area west of I-15 is part of the Central Division, which is headquartered at 2501 Imperial Avenue and serves over 103,000 residents in Southeastern San Diego and surrounding areas. The area east of I-15 is part of the Southeastern Division; this headquarters is located in the Skyline community and serves a population of over 175,000.[1]

For the September to December 2011 period, average response times for Priority I and Priority II calls were 11.9 minutes and 25.4 minutes, respectively, in the Central Division, and 11.5 minutes and 29.2 minutes, respectively, in the Southeastern Division. The response times for Priority I calls in these divisions currently are better than the City's standard of 14 minutes. Response to Priority II calls in Southeastern slightly lags the City's 27-minute standard.[2]

According to the San Diego Police Department, there are no current plans for additional police facilities in Southeastern San Diego. As growth and development occur, police capacity will have to be evaluated to ensure that station locations and staffing levels are adequate to maintain acceptable levels of service.

Fire Services

The Fire Department provides emergency/rescue services, hazard prevention and safety education to ensure the protection of life, property and the environment. This includes education about managing brush in order to protect properties from wildfires in canyon areas. There are two fire stations within or near the Planning Area: Station 19 just east of I-15 on Ocean View Boulevard and Station 7 in Barrio Logan just west of I-5 (see Figure 6-1.)

Southeastern San Diego has among the City's highest concentrations of incidents, and much of the community is identified as a hot spot for all incidents. At the same time, virtually all of Southeastern San Diego is within four-minute engine travel, and within 8-minute travel for three engines, one truck and one battalion chief.[3] There are no Very High Wildfire Risk Zones as identified by the California Department of Fire and Forestry in the community.[4]

The Fire Department's most recent study of fire response needs does not recommend new facilities in Southeastern San Diego. The Fire Department will

1 San Diego Police Department, http://www.sandiego.gov/police/services/divisions/central/index.shtml. Accessed November 14, 2012.

2 Personal communication between Peter Winch, Dyett & Bhatia, and Michael Pridemore, San Diego Police Department, July 2013.

3 Citygate Associates, LLC. "Fire Service Standards of Response Coverage Deployment Study for the San Diego Fire-Rescue Department," 2011.

4 Citygate Associates, 2011.

King-Chavez/Memorial, Kimbrough, and Sherman Elementary serve some of Southeastern San Diego's many school-age children.

continue to monitor its performance and needs both at a citywide scale and through detailed mapping of local needs as the planning period progresses.

Schools, Libraries, and other Community Facilities

K-12 Schools

Home to many families and school-age children, Southeastern San Diego includes at least 16 public, private, and charter schools that serve as places for student learning, but also centers of the community. Over 6,900 students attend elementary and middles schools in Southeastern San Diego. All public school students are considered economically disadvantaged, qualifying for free or reduced priced lunch, and on average three-quarters of students are English Language Learners. There are no public high schools in Southeastern San Diego, so students must travel outside the community to attend high school. According to SANDAG estimates for 2012, there are 15,942 children between the ages of five and 19 living in Southeastern San Diego, which suggests that a significant number of students are traveling outside the neighborhood to attend school.

According to the Long Range Facilities Master Plan for the San Diego Unified School District (SDUSD) prepared during in 2006-2007, the district anticipated a period of enrollment decline, followed by a period of growth around the year 2012.

Proposition S and Z Projects

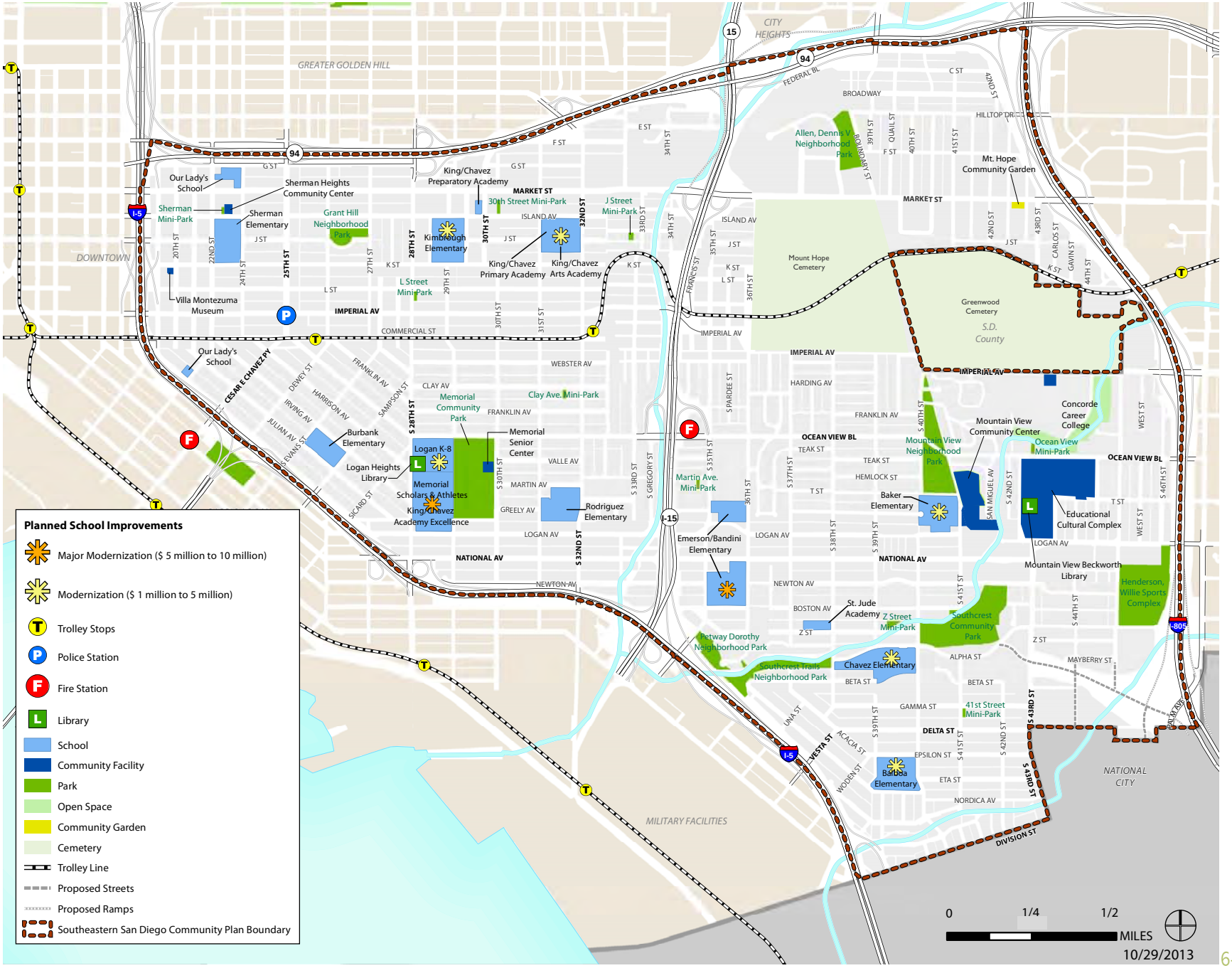
SDUSD is implementing a capital improvements program funded by two bond measures, Propositions S and Z. Bond projects include classroom technology, safety and security upgrades, Americans with Disabilities Act (ADA) upgrades, new and renovated facilities for College, Career and Technical Education, temporary classrooms replaced by permanent classrooms, air conditioning, upgrades to ADA improvements to athletic facilities, turf fields, and other capital improvements. All schools will receive Interactive Classroom (i21) technology suites to modernize the learning environment.

School sites in Southeastern San Diego slated for substantial modernization projects under Props S and Z are shown on Figure 6-1. These improvements may be expected to provide some additional capacity, as portable classrooms are evaluated and possibly replaced with permanent construction. Substantial Whole Site Modernization (WSM) projects (projected to cost $5 million or more) are planned for two schools in Southeastern San Diego: Emerson/Bandini Elementary School and Memorial Academy. Typical improvements include repairing/restoring buildings; repairing site sidewalks and hardscape areas; and improving student pick-up and drop-off areas. New classroom buildings are planned at Emerson/Bandini Elementary School.

Projected Demand for Additional School Capacity

Southeastern San Diego is projected to have the capacity for an additional ___ housing units under the Community Plan, resulting in a population increase of

FIGURE 6-1: Existing and Planned Public Facilities in Southeastern San Diego



____. Using the School District's student generation rates for new single-family and multi-family housing, this would result in an additional ___ students in the Planning Area, including ___ , ___, and ___ students at elementary, middle, and high school levels, respectively. Assuming standard school sizes for each type of school, this would result in the need for ___ new elementary schools, ___ new middle schools, and an additional high school.

Meeting Projected School Demand

While the school district does not currently plan any additional new school projects in Southeastern San Diego beyond those funded by Props S and Z, it is likely that additional school capacity will need to be added during the planning period, both to replace aging facilities and to accommodate additional students generated by new development [to be updated following buildout and EIR analysis].

In the interest of coordinated planning, Community Plan policies point to ways in which school facilities can contribute to neighborhood livability and revitalization; coordinate with adjacent parks and community facilities; improve safety and walkability; and enhance access to education for neighborhood residents. As sites are developed and new housing is constructed, it will be essential to work with the school district to ensure that adequate facilities are available.

Higher Education

San Diego Continuing Education has an adult education campus on Ocean View Boulevard in Southeastern San Diego, providing opportunities for professional development, technical skills training, and college preparation. The school offers a variety of non-credit courses and certificate programs in business, computers, English as a Second Language, GED preparation, health care, and other disciplines. The school serves more than 90,000 students each year at six main campuses around San Diego.

Concorde Career College, located at 4393 Imperial Avenue, offers vocational career training programs in the healthcare field. Courses and certificates include programs in dental, medical assistant administration, physical therapist assistant, respiratory therapy, surgical technology, vocational nursing.

Public Libraries

The San Diego Public Library system provides adult and family literacy assistance through the READ/San Diego program and computer and internet access services in addition to book lending. There are two branch libraries in Southeastern San Diego: Logan Heights Library and Mountain View/Beckwourth Library. The 25,000-square foot Logan Heights branch opened in 2009, making it the newest branch in the system, while a remodel was recently completed at the 8,000-square foot Mountain View branch. San Diego's central public library is located at the intersection of Park Boulevard and K Street in downtown, accessible by trolley for many Southeastern San Diego residents. The new library opened in September 2013.

The Mountain View/Beckwourth branch library falls short of the Library's standard to build or expand li-

brary facilities at a minimum of 15,000 square feet. This branch's service population approximately matches the Library's standard service area of 45,000 for each branch; the Logan Heights library, by contrast, currently serves only an estimated 28,000 and can sustain a greater degree of population growth.

While there are no current plans to expand the Mountain View/Beckwourth branch library, this should be undertaken during the planning period. A new or expanded library at this location could be developed in partnership with the adjacent Educational Cultural Complex, strengthening this area as the cultural and community node for the eastern half of Southeastern San Diego.

Community Centers and Other Facilities

Southeastern San Diego is served by the Sherman Heights Community Center and the Mountain View Community Center. These centers provide meeting rooms, education and recreation classes, and cultural events, and serve as important centers for children, teenagers, and adults. Memorial Park features a Senior Center, while a Neighborhood House facility is located directly south of the Mountain View community center. The non-profit Jackie Robinson Family YMCA, located just north of Imperial Avenue and west of I-805, provides a technology center and child care, in addition to fitness and wellness services.

Policies

Police Services

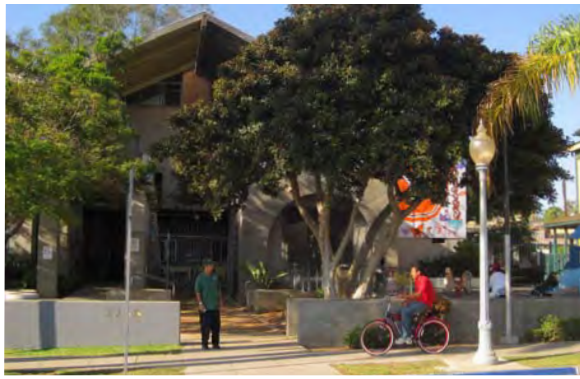
P-PF-1: Reduce incidence of criminal activity within Southeastern San Diego. Also see General Plan section PF-E related to policy service and Urban Design section UD-A for crime prevention through design.

- Continue Neighborhood Watch Programs.
- Maintain a close relationship with neighborhood organizations and have a continuing exchange of information with patrol officers.
- Promote the development of Community Alert Programs where they do not presently exist.
- Maintain a community relations program between police and residents.
- Ensure that development projects provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories.

Fire Services

P-PF-2: Maintain the high level of fire protection throughout Southeastern San Diego.

- Support efforts by the City to educate and inform the community regarding fire prevention techniques.
- Support regular upgrading the fire stations within Southeastern San Diego as necessary to adequately respond to fires and emergencies.



Sherman Heights Community Center, the Logan Heights Library, and the Educational Cultural Complex serve residents of Southeastern San Diego.

K-12 Schools

P-PF-3: Work with the school district to transform school facilities in the Southeastern San Diego into neighborhood focal points with a strong image and identity.

- Encourage full community use of school facilities during non-school hours for educational, recreational and cultural purposes.
- Pursue joint use agreements whereby school facilities are made available for community use.
- Acquire excess school district property or that of private schools within the Southeastern San Diego to reserve the property for public use.

P-PF-4: Maintain and enhance the availability of community college and other higher education programs in the community.

Public Libraries

P-PF-5: Support the extension of hours, expansion of book and periodical collections, and hiring of additional staff as necessary to provide adequate access to a full range of published materials.

P-PF-6: Ensure that future library services provide the necessary resources for Southeastern San Diego residents.

6.2 Infrastructure

Water, Wastewater, and Storm Water Infastructure

Potable Water

Potable water distribution is critical to meeting domestic water needs and fire protection service needs in a reliable manner. The City of San Diego's water system includes water storage reservoirs in the mountains to the east of the City, water treatment plants, and transmission piping systems which convey the treated water to local water storage tanks and distribution systems. The City also obtains much of its water from the San Diego County Water Authority. This system of supply sources, transmission pipelines, and distribution piping work together to maintain water delivery to the City's customers. For the Planning Area, the primary water source is the Alvarado Water Treatment Plant which is located adjacent to Lake Murray.

While the Planning Area is at the end of the water system pipeline, there are several large diameter transmission mains within the Planning Area. Three 30" diameter pipelines—the 28th Street Pipeline, the Bonita Pipeline, and the Commercial Street Pipeline—create a large looping system through the north half of the Planning Area. A 24" and 16" pipeline in 30th Street and a 16" pipeline in 36th Street provide means to convey water to the southern portions of the Planning Area. The remaining piping within the Planning Area is 12" and smaller and provides local water distribution. Lots are generally small and the water distribution system is well interconnected. Generally, the water service

system for the Planning Area can be rated well because of the available working pressures in the water system. The most recent City of San Diego Urban Water Management Plan (2010) concludes that sufficient water supply is available to meet the projected water demands for the city through the year 2035 [to be updated following water supply assessment as part of EIR].

Wastewater

The City's Point Loma Wastewater Treatment Plant processes approximately 160 million gallons a day of wastewater generated by 2.2 million residents and workers. The plant has a treatment capacity of 240 million gallons per day. Pump Station #1, located on East Harbor Drive, collects all of Southeastern San Diego's wastewater. It has an average daily flow of 75 million gallons via the 8-mile South Metro Interceptor pipeline.

Replacement and maintenance of wastewater pipeline and facilities has been taking place on an ongoing basis as identified in the City's Capital Improvements Program. Ensuring that adequate sewer capacity is available to meet future needs is an essential part of the community planning process. The future needs of Southeastern San Diego must be combined with projected needs across the service area to determine if additional capacity is required or if projected demand can be accommodated by the existing system or through other means or technologies.

Storm Drainage

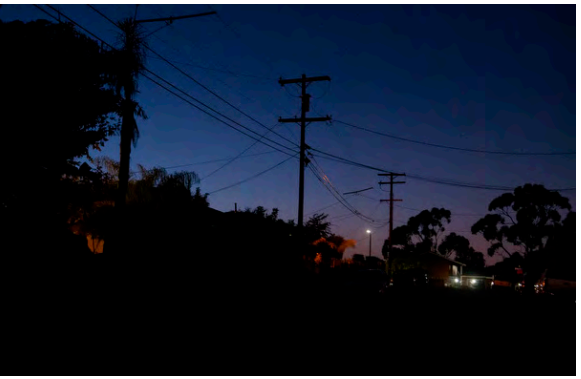
San Diego has over 75,000 storm drain structures and 889 miles of drainage pipe. The Storm Water Department is responsible for inspection, maintenance and repair of the storm drain system in the public right-of-way and in drainage easements. This includes clearing blocked drains, removing debris from storm drain structures, and cleaning and repairing damaged drainpipes. Storm drains are designed to handle normal water flow, but occasionally during heavy rain, flooding will occur.

Storm water pollution affects human life and aquatic plant and animal life. Oil and grease from parking lots and roads, leaking petroleum storage tanks, pesticides, cleaning solvents, and other toxic chemicals can contaminate storm water and be transported into water bodies and receiving waters.

The Storm Water Pollution Prevention Program is the lead office for the City's efforts to reduce pollutants in urban runoff and storm water. These activities, include but are not limited to, public education, employee training, water quality monitoring, source identification, code enforcement, watershed management, and Best Management Practices development/implementation within the City of San Diego jurisdictional boundaries.

The Storm Water Program represents the City on storm water and National Pollutant Discharge Elimination System (NPDES) storm water permit issues before the principal permittee, the County Department of Environmental Health and the Regional Water Quality Control Board. Compliance with the Permit requirements will be tracked and monitoring by the Storm Water Program and the Regional Board.

Stormwater swales and permeable paving (top and middle) allow water to infiltrate, preventing polluted runoff from entering streams (bottom).



Adequate street lighting is an important factor in providing safety and comfort at night. Street lighting will be strategically added in the community during the planning period. Bottom photo: Sam Hodgson.

Public Utilities, Wireless Communications Facilities, and Street lights

Gas and Electricity

Gas and electricity are provided in Southeastern San Diego by the San Diego Gas & Electric Company (SDG&E). The utility provides energy service to more than 3.3 million consumers across some 4,100 square miles in San Diego and Orange counties. Electric transmission tie-in lines traverse the community and connect local residents and businesses with the power grid. SDG&E has a large maintenance and operations center in the community on 33rd Street north of Market Street.

Electricity is carried in overhead wires along many streets in Southeastern San Diego, resulting in negative visual conditions. The City has formally adopted a policy for the undergrounding of overhead utility lines to protect public health, safety, and general welfare. The Plan reinforces citywide efforts to place utility lines underground.]

Wireless Communications Facilities

AT&T, Verizon, Sprint, and others provide community members with integrated communications services including Internet Protocol (IP) network capabilities. As of 2013, there are approximately 2,000 Wireless Communications Facilities (WCFs) in San Diego. Development of WCFs is regulated by the Municipal Code, while the City's WCF Guidelines provide guidance to stakeholders involved in the design and development of WCFs in the City of San Diego.

Street Lights

Southeastern San Diego lacks adequate street lighting throughout the community. Street lighting is important to improve safety for pedestrians, vehicles, and property at night. Street lighting will be strategically added in the community during the planning period.

Policies

Public Utilities

P-PF-7: Buffer the physical and visual impacts of energy facilities on adjacent uses through the use of adequate landscaping and screening, as well as, maintain access to energy facilities for repair and maintenance.

P-PF-8: Beautify the streetscape and encourage building façade improvements to utility facilities with prominent street frontage.

P-PF-9: Expedite the undergrounding of overhead utility lines and coordinate with the commercial revitalization program.

P-PF-10: Require that utilities be undergrounded as part of new development or other infrastructure projects

Maintenance Assessment District and Property and Business Improvement District

P-PF-11: Support programs in Southeastern San Diego where property owners assess themselves for the benefit of public enhancements beyond the general services provided by the City. These enhancements include but are not limed to: landscape, lighting, streetscape improvements and maintenance, security, signage and banners, street furniture.

Water, Sewer and Stormwater Infrastructure

P-PF-12: Implement water improvements programs so there are systematic improvements and gradual replacement of water and sewer facilities throughout the community. Also see General Plan PF-F.6 PF-G.2, PF-H.3, and PF-I.1.

- Support capital improvements to the system where replacement lines are needed and encourage the systematic improvement of water and sewer lines in the community.
- The City should continue the routine maintenance of the water and sewer facilities within the community.
- Collaborate with Southeastern San Diego neighborhood organizations and other entities when funding and siting improvements to coordinate timing and replacement of infrastructure.
- Upgrade infrastructure for water and sewer facilities and institute a program to clean the storm drain system prior to the rainy season.
- Install infrastructure that includes components to capture, minimize, and add/or prevent pollutants in urban runoff from reaching San Diego Bay and Chollas Creek.

6.3 Health and Safety

Geological and Seismic Hazards

Southern California is one of the most seismically active regions in the United States, with numerous active faults and a history of destructive earthquakes. Damage to structures and improvements caused by a major earthquake will depend on the distance to the epicenter, the magnitude of the event, the underlying soil, and the quality of construction. Although there are no known active faults within the Planning Area, the area is still subject to potential ground shaking due to faults just outside the Area.

Fault Lines

San Diego is located about 100 miles west of the San Andreas Fault, the predominant earthquake hazard in the state. It is closer to several large active faults capable of producing intense ground shaking (active faults are defined as those known to have been active during Holocene time within the past 11,000 years.) These include the San Jacinto, Elsinore, Coronado Bank, and San Diego Trough faults, among others.

Active faults underlie parts of Downtown San Diego, and include associated Alquist-Priolo Fault Zone areas. The Alquist-Priolo Earthquake Fault Zoning Act regulates development on or near active fault traces to reduce the hazard of fault rupture and to prohibit the location of most structures for human occupancy across these traces.[5] The Alquist-Priolo zone does not extend into Southeastern San Diego. Surface fault rupture, however, is not necessarily restricted to the area within an Alquist-Priolo Zone.

5 A "structure for human occupancy" is defined by the Alquist-Priolo Act as any structure used or intended for supporting or sheltering any use or occupancy that has an occupancy rate of more than 2,000 person-hours per year.

Parts of Southeastern San Diego, especially along Chollas Creek, have steep slopes that can present a hazard if the slope becomes unstable due to earthquakes, extensive rainfall, or excavation.

Ground Shaking

Ground movement during an earthquake can vary depending on the overall magnitude, distance to the fault, focus of earthquake energy, and type of geologic material. The composition of underlying soils, even those relatively distant from faults, can intensify ground shaking. All of Southern California is located within Seismic Zone 4, the highest seismic zone and subject to ground shaking.

The Planning Area's location, directly east of faults places it at risk of ground shaking. The Uniform Building Code requires that near-source velocity effects need to be considered in the design of buildings within 10 kilometers (approximately 6.2 miles) of a Type B fault, as defined by Near Source Shaking Zones. As shown on Figure 6-3, nearly all of the Planning Area is subject to this requirement.

Liquefaction

Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. Soil liquefaction causes ground failure that can damage roads, pipelines, underground cables, and buildings with shallow foundations. Liquefaction more commonly occurs in loose, saturated materials. Portions of Southeastern San Diego along the Main and South Branches of Chollas Creek, accounting for about 360 acres or 12 percent of the Planning Area, are considered to have some liquefaction potential.

Steep Slopes

Steep slopes can introduce the risk of landslides or slope failure. Slope failure is dependent on topography and underlying geologic materials, as well as factors such as rainfall, excavation, or seismic activities which can precipitate slope instability. Earthquake motions can induce significant horizontal and vertical dynamic stresses along potential failure surfaces within a slope. The Planning Area includes some steep (15 percent or greater) slopes in the Sherman Heights, Grant Hill, and Stockton neighborhoods. However, none of the Planning Area is considered to have landslide risk.

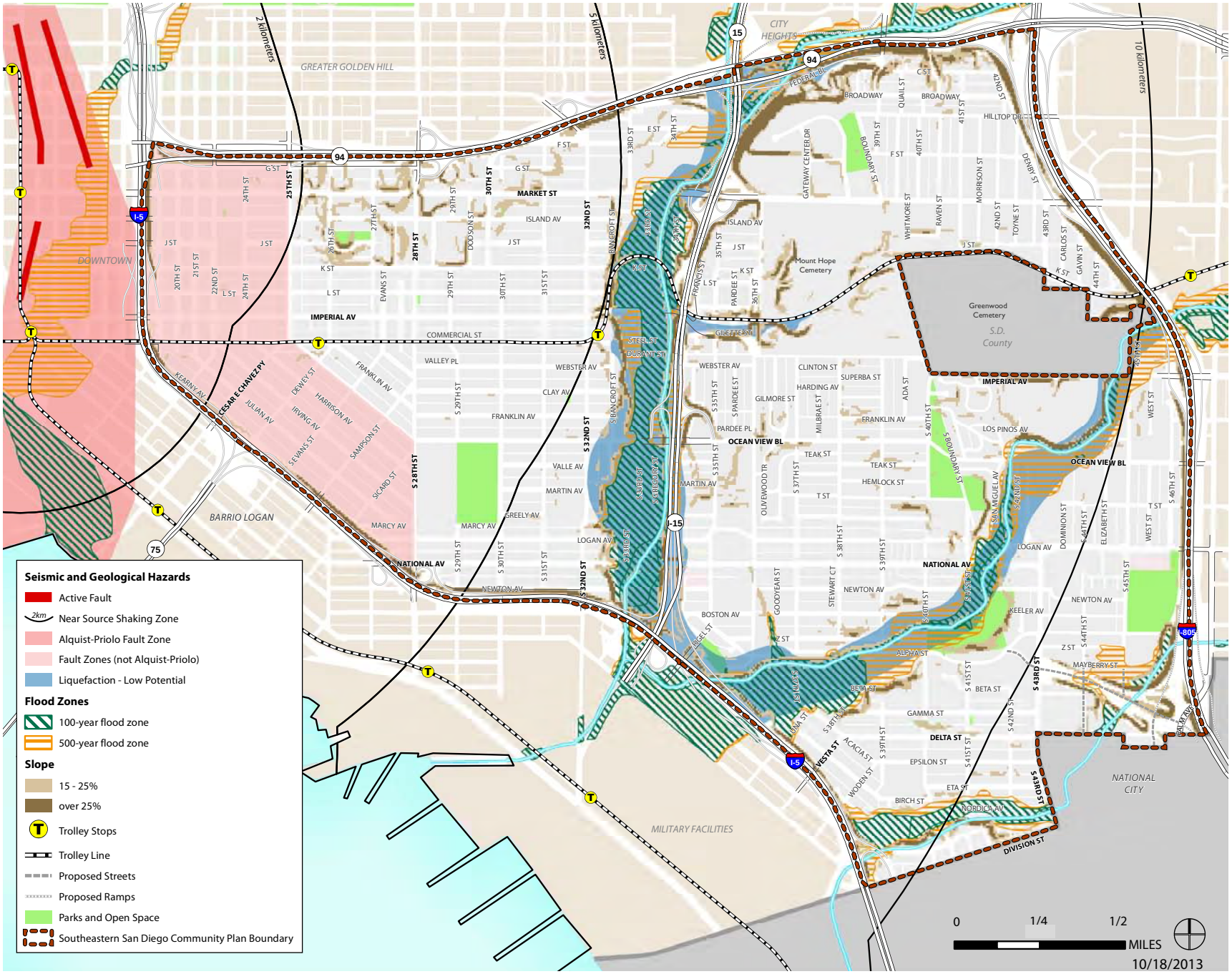
Other Geologic Hazards

Other than the seismic risks described above, the Planning Area's soils are considered to have a favorable geological structure and low risk. However, there may be other potential geological hazards including soil erosion, expansive soils, settlement and subsidence. These issues may require further study.

Flooding Hazards

Flood risk is a consequence of rainfall characteristics, topography, water features, vegetation and soil coverage, impermeable surfaces, and urban stormwater management infrastructure. The Federal Emergency Management Agency (FEMA) creates Flood Insurance Rate Maps that identify the 100-year and 500-year floodplains for the purpose of informing flood insurance necessity.

FIGURE 6-2: Seismic, Geologic, and Flooding Hazards



As Figure 6-2 shows, portions of Southeastern San Diego along the Main and South Branches of Chollas Creek are located within the FEMA-designated 100-year and 500-year flood plains. The flood zones include undeveloped land along the creeks, as well as parks, schools, residential and industrial areas. In these areas, new structures must be reasonably safe from flooding by placing habitable floors above the base flood level among other measures. Overflow of the stormwater drainage system could also be a potential source of flooding. Proposed development must not interfere with routine channel maintenance, and will be required to include features that promote stormwater infiltration.

Fire Hazards

Fire protection service is described in Section 6.1. The natural environment throughout San Diego presents considerable demands on fire and rescue services under various conditions and can also affect response times. The City augments its own forces with Automatic Aid agreements with adjoining jurisdictions, and Mutual Aid agreements with County, State, and federal government agencies.

Hazardous Materials

The following hazardous materials are commonly encountered and may be present in Southeastern San Diego.

- **Aerially-deposited lead (ADL).** ADL is typically associated with exposed soil near freeway rights-of-way as a result of emissions from vehicular exhaust prior to the elimination of lead from fuels in the mid-1980s.
- **Railroad Components.** Equipment and materials often historically used in association with railroads, such as lead and acid-containing batteries, creosote-treated railroad ties, ballast materials containing steel slag with potential regulated heavy metal concentrations, railroad lubricators utilizing petroleum products, arsenic-based pesticides, and herbicides historically sprayed to prevent the growth of vegetation.
- **Treated Wood.** Wooden railroad ties and other wooden infrastructure (e.g., guardrails, telephone poles, fencing) may be treated with chemical preservatives to prevent rotting due to mold, mildew, and insects, which may leach from the wood into surrounding soil.
- **Asbestos-Containing Materials.** Asbestos-containing building materials may be associated with structures (i.e., residential, commercial, industrial buildings) or infrastructure (i.e., pipeline insulation, cementitious water lines, bridges).
- **Polychlorinated Biphenyl (PCB) Containing Transformers.** Some older (pre-1980) mineral transformers could have been inadvertently contaminated with PCBs by the manufacturer. Based on San Diego Gas and Electric's (SDG&E) statistical sampling and testing program, SDG&E states that it is unlikely that its transformers are PCB contaminated.
- **Lead-Based Paint.** The Consumer Product Safety Commission has banned the use of paint containing lead above certain thresholds for residential uses. However, lead-based paint may

be used in industrial settings or may be present on older structures (i.e., pre-1980).

- **Miscellaneous Hazardous Materials.** Materials falling under the Universal Waste Rule (UWR) requirements may be present in buildings including, but not limited to: potentially mercury-containing fluorescent light tubes and/or vapor lights, and potentially PCB containing light ballasts.

Hazardous Materials Releases

The Community Plan does not expand the area of industrial operations, and is not likely to result in increased generation of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes. However, soil and/or groundwater that have been impacted by releases of hazardous materials may be disturbed during future development activities, potentially increasing the exposure of sensitive receptors in residential populations to constituents of concern. Community Plan policies are designed to maintain community health and safety.

Contaminated Sites

A technical study conducted for the Community Plan update identified 65 documented release cases within Southeastern San Diego. These sites include Leaking Underground Storage Tanks (LUSTs); Spills, Leaks, Investigation, and Cleanup (SLIC) sites; or other Underground or Aboveground Storage Tanks monitoried by the State Water Resources Control Board. Most contamination involves gasoline or petroleum hydrocarbons. Some cases involve tetrachloroethene (PCE) from dry cleaning operations; heavy metals and polychlorinated biphenyls (PCBs) from industrial or heavy commercial uses; lead, and pesticides. Of these sites, 15 are considered "open" release cases. Properties with open cases represent a moderate to high risk of encountering impact during potential future redevelopment. The 50 remaining "closed" release cases represent a moderate to low risk of encountering impact during potential future redevelopment. Many of these closed sites have already completed remediation work; in some cases older remediation work may not meet current standards and may require additional investigation and/or remediation prior to future development. Also, most of these cases were closed under the presumption of continued industrial or commercial usage. Closure conditions may not be appropriate if the future land uses changes (i.e., from industrial to residential use).

Policies

Geological and Seismic Hazards

P-PF-13: Implement all seismic-safety development requirements for areas subject to potential liquefaction.

P-PF-14: Work closely with developers to provide publicly-accessible open space where active faults are found and building cannot take place

Flooding Hazards

P-PF-15: Protect property from flooding while retaining the natural appearance of drainage areas to the extent feasible.

P-PF-16: In undeveloped portions of the drainage basin, flood control should be provided which ensures the safety of structures and active land uses upon development.

P-PF-17: Flood control in the Chollas system should be accomplished through the use of natural and/or landscaped facilities. The use of concrete channels shall not be permitted.

Fire Hazards

P-PF-18: Maintain a high level of fire protection throughout the Southeastern San Diego community.

- Modernize and/or replace facilities and equipment to meet the needs of the community as fire fighting technology improves.
- Support efforts by the City to educate and inform the community regarding fire prevention techniques.

P-PF-19: Ensure the City's Brush Management Plan is implements on a continuous basis to reduce the threat of fire to homes near canyons and other open space areas

Hazardous Materials

P-PF-20: Require documentation of hazardous materials investigation addressing site and building conditions during the review of development projects.

P-PF-21: Do not support on-site remediation of contaminated soil if the process causes external air and water quality impacts to the surrounding environment.

Note: see the Commercial/Imperial Corridor Master Plan for additional policies.

P-PF-22: Ensure that sites designated as brownfields comply with all state regulations.

P-PF-23: Seek funding sources specifically targeted at brownfield site remediation.